

May 20, 2014 Board Meeting

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

CHA Corporate Office
60 East Van Buren, 12th Floor Loft

Tuesday, May 20, 2014

8:30 a.m.

AGENDA

I. Roll Call

II. Closed Meeting

- Commissioners will vote on whether to go into closed meeting pursuant to the Open Meetings Act, 5 ILCS 120/2, to discuss matters under the following exceptions: personnel related matters under (c)(1); and pending/imminent/probable litigation under (c)(11).

III. Open Session - Roll Call

IV. Centering Thoughts – Commissioner Mildred Harris

V. Approval of Closed and Open Minutes for the meetings of April 15, 2014

VI. Presentation of Resolutions and Committee Reports

Finance & Personnel Committee Report - Rodrigo Sierra, Chairperson

- Recommendation to award contract for Third Party Administrator Services.
- Recommendation to exercise the two (2) option year terms with Aloha Document Services, not-to-exceed \$490,000 for high volume printing and duplication services.
- Approval of Personnel Actions.

Tenant Services Committee Report - Mildred Harris, Chairperson

- Recommendation to 1) Increase Resident Services budget in the amount of \$1,000,000 in anticipation of the need for exigent contracts that mitigate summer violence for CHA youth; 2) Execute and amend contracts and Intergovernmental Agreements to implement anti-violence and other youth programming at CHA sites as needs are identified throughout the summer; 3) Accept an award in the amount of \$920,700 and execute a grant agreement with the City of Chicago Department of Family and Support Services for the Summer Youth Employment Program, and 4) Increase the compensation amounts and amend service provider contracts to implement the Summer Youth Employment Program in an additional aggregate amount of \$920,700.
- Recommendation to increase the contract and exercise three one-year options not-to-exceed \$1,020,750 with International Scholarship and Tuition Services, Inc. to provide post-secondary scholarships for CHA College-bound youth and adults.

Operations Committee Report, Bridget Reidy, Chairperson

6. Recommendation to enter into a new Lease Agreement with Illinois Institute of Technology for the premises located at 10 W. 35th Street, 5th Floor, for a base term of 3 years in an amount not-to-exceed \$1,130,646; with two one-year extension options in an amount not-to-exceed \$399,781 and \$411,774 respectively.
7. Ratification of a Contract Modification for Contract No. 1117, in the amount of \$19,419.16 with Pan Oceanic Engineering Co. for Fire Lane renovation.
8. Recommendation to increase supplemental police coverage and funding, not-to-exceed \$2,000,000 for the Intergovernmental Agreement with the Chicago Police Department for Summer 2014.

Real Estate Development Report - Jack Markowski, Chairperson

9. Recommendation to enter into a Predevelopment Loan Agreement with Lathrop Community Partners, LLC or other related entity in an amount not-to-exceed \$3,441,283; execute a Preliminary Commitment Letter for Lathrop Phase I; and execute other documents as may be necessary to implement the foregoing.
10. Recommendation to submit a Development Proposal, Evidentiary Documents, and Supplemental Disposition Application to HUD; commit CHA funds not-to-exceed \$12,900,000 for the Parkside II B Rental Development; execute a Ground Lease; execute a Remediation Agreement not-to-exceed \$2,097,492 with Parkside Phase IIB, LP and Parkside Associates, LLC for environmental remediation activities at the Parkside Phase IIB Rental Development and execute other documents as may be necessary to implement the foregoing.
11. Recommendation to approve the Tenant Selection Plan, Lease, Lease Riders and Bylaws for Washington Park, Taylor Homes and Stateway Gardens Replacement Housing at the private development known as Rosenwald; amend the ACOP and perform such actions as may be necessary.
12. Recommendation to enter into a Purchase and Sale Agreement with Chicago Neighborhood Initiatives (CNI), Inc.; and Safeway Construction Co., (SCC) Inc. acting through a to-be formed Joint Venture Entity; submit a Disposition Application to HUD for the sale of CHA land located within the Wells Development; execute a Deed to convey the CHA land in Fee Simple to CNI and SCC; dedicate approximately an acre of CHA land as a new 38th Street; and execute and perform such actions as may be necessary to implement to foregoing.
13. Recommendation to execute an agreement to enter into a Housing Assistance Payments Contract for Kenmore Plaza Apartments.
14. Recommendation to execute an agreement to enter into a Housing Assistance Payments Contract for Lake Village East.
15. Recommendation to execute an agreement to enter into a Housing Assistance Payments Contract for Belray Apartments & Major Jenkins.

VII. Report from Chief Executive Officer – Michael R. Merchant

VIII. Public Participation

IX. Adjournment